

**AGENDA  
PLANNING COMMISSION  
NOVEMBER 7, 2019  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

**Review docket items**

**REGULAR MEETING  
7:00 P.M.  
AUDITORIUM**

- 1. Roll Call**
- 2. Approve the Minutes of the October 3, 2019 meeting**
- 3. Opening Remarks**

**OLD BUSINESS  
CONDITIONAL USE**

- 4. Docket No. 08-20-19\***  
**13430 Madison Avenue**  
**Alliant Treatment Center**

Ada and John Nworie, Alliant, applicants request to change the use of a property from a funeral home services to a residential treatment facility for substance abusers, pursuant to section 1129.02 - principal and conditional permitted uses. Property is in a C2, Commercial and Retail district. (Page 3)

\*The applicants have **WITHDRAWN** their request for conditional use approval.

**NEW BUSINESS  
LOT SPLIT**

- 5. Docket No. 11-29-19**  
**12600/12508 Berea Road**  
**NSC Lakewood LLC**

Jim Jakubus, Pogoda Management Co., applicant requests lot consolidation of PPN 315-24-006, PPN 315-24-007, and PPN 315-14-008, pursuant to section 1155.06 – procedures for lot consolidations and resubdivisions. Property is in an I, Industrial district. (Page 6)

**PLANNED DEVELOPMENT**

- 6. Docket No. 11-30-19**  
**14503 Madison Avenue**  
**St. Clement Church**

Dru Siley, Liberty Development Co., applicant requests the preliminary approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 10)

## **COMMUNICATION**

### **7. Docket No. 11-31-19**

**12650 Detroit Avenue**

**Outdoor Dining During Light Up Lakewood 2019**

The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 7, 2019:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas.

(Page 17)

### **8. Docket No. 11-32-19**

**12650 Detroit Avenue**

**Resiliency Task Force**

Alex Harnocz, Planner, City of Lakewood will provide an update from the Resiliency Task Force on the status of their public engagement efforts and progress toward a proposed update to the *Community Vision* Master Plan. (Page 18)

## **ADJOURN**

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PC19-000011  
DOCKET No. 08-20-19  
FEE PAID \$150.00 js check

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 13430 Madison Business/Tenant Name N/A  
Property Owner Name Charles Stone/Lou Barber Owner Phone (440) 899-0000  
Owner E-mail N/A Special Use C2  
Zoning (funeral home) Parcel Number 315-16-009

Project Summary To change use of property from Funeral Home Services to a residential treatment facility for substance abusers.

Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ Planned Development – (\$500)
- ☐ Similar Use – (Commercial \$50, Residential \$25)
- ☒ Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- ☐ Variance – (Commercial \$50, Residential \$25)
- ☐ Parking Plan Review – (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Ada and John Nworie Company ALLIANT TREATMENT CENTER

Applicant Address: 11801 CLIFTON BLVD, UPSTAIRS, LAKEWOOD, OH 44102

Phone: (216)801-4625 Fax: (216)712-6958 E-mail: ada@alliantrehab.com

Signature: [Signature] Date: 07/17/2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milius Date: 7/19/2019

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 31-17 SECTION 1129.02

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Tenant Phone \_\_\_\_\_  
Owner/Agent Signature Jan Barber



## Johanna Schwarz

---

**From:** Katelyn Milius  
**Sent:** Thursday, October 24, 2019 8:33 PM  
**To:** Johanna Schwarz  
**Subject:** Fwd: Planning Commission

Sent from my iPhone

Begin forwarded message:

**From:** Ada Nworie <[ada@alliantrehab.com](mailto:ada@alliantrehab.com)>  
**Date:** October 24, 2019 at 4:41:18 PM EDT  
**To:** Katelyn Milius <[Katelyn.Milius@lakewoodoh.net](mailto:Katelyn.Milius@lakewoodoh.net)>, "[juliust@alliantrehab.com](mailto:juliust@alliantrehab.com)" <[juliust@alliantrehab.com](mailto:juliust@alliantrehab.com)>  
**Cc:** Jennifer Swallow <[Jennifer.Swallow@lakewoodoh.net](mailto:Jennifer.Swallow@lakewoodoh.net)>  
**Subject:** Re: Planning Commission

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Katelyn  
Thanks for your email  
We wish to withdraw our application  
Thank you  
Ada

Get [Outlook for iOS](#)

---

**From:** Katelyn Milius <[Katelyn.Milius@lakewoodoh.net](mailto:Katelyn.Milius@lakewoodoh.net)>  
**Sent:** Thursday, October 24, 2019 4:25:03 PM  
**To:** Ada Nworie <[ada@alliantrehab.com](mailto:ada@alliantrehab.com)>; [juliust@alliantrehab.com](mailto:juliust@alliantrehab.com) <[juliust@alliantrehab.com](mailto:juliust@alliantrehab.com)>  
**Cc:** Jennifer Swallow <[Jennifer.Swallow@lakewoodoh.net](mailto:Jennifer.Swallow@lakewoodoh.net)>  
**Subject:** Planning Commission

Ada and Julius,

I have not heard anything about the November Planning Commission. The Commission asked for new information in advance of the deadline, which was yesterday, and I have not heard anything from your team. Based on last month's discussion, they are likely to deny the request, unless you wish to withdraw your application. Please let me know.

Katelyn

**Katelyn Milius, PE**  
City Planner  
Department of Planning & Development  
City of Lakewood  
12650 Detroit Avenue  
Lakewood, OH 44107  
216-529-6634

5

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

PC19-000019-12600  
REFERENCE No. PC19-000018-12508  
DOCKET No. 11-29-19  
FEE PAID \$200.00 js cc

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 12600/12508 Berea Rd Business/Tenant Name NSC Lakewood LLC  
Property Owner Name Adam Pogoda (owner agent) Owner Phone 248-855-9676  
Owner E-mail apogoda@pogodaco.com Zoning \_\_\_\_\_ Parcel Number see attached legal description  
Project Summary Lot consolidation for 12600 and 12508 Berea Rd

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☐ **Minor Sub-Division** – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ **Lot Consolidation/Lot Split** – (Commercial \$200, Residential \$200, Planned Development \$500)
- ☐ **Planned Development** – (\$500)
- ☐ **Similar Use** – (Commercial \$50, Residential \$25)
- ☐ **Conditional Use** – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- ☐ **Variance** – (Commercial \$50, Residential \$25)
- ☐ **Parking Plan Review** – (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Jim Jakubus Company Pogoda Management Co.  
Applicant Address: 30500 Northwestern Hwy. Suite 525, Farmington Hills, MI 48334  
Phone: 623-707-6722 Fax: \_\_\_\_\_ E-mail: jjakubus@pogodaco.com  
Signature: Jim Jakubus Date: 10/14/2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milins Date: 10/23/19

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

ORD. 24-98 SECTION 1155.06

6

### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes X \_\_\_\_\_ No

**Please Print or Type:**

Owner/Agent Name: Jim Jakubus  
Property Address: 12600 Berea Rd  
Owner/Agent Phone: 623-707-6722  
Tenant Name National Storage Centers Tenant Phone 216-333-1133

Jim Jakubus

Owner/Agent Signature

### 2019 Calendar Planning Commission

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-19-18	Thursday	01-03-19	Thursday	01-03-19
February	Wednesday	01-23-19	Thursday	02-07-19	Thursday	02-07-19
March	Wednesday	02-20-19	Thursday	03-07-19	Thursday	03-07-19
April	Wednesday	03-20-19	Thursday	04-04-19	Thursday	04-04-19
May	Wednesday	04-17-19	Thursday	05-02-19	Thursday	05-02-19
June	Wednesday	05-22-19	Thursday	06-06-19	Thursday	06-06-19
July	Monday	06-17-19	Tuesday	07-02-19	Tuesday	07-02-19
August	Wednesday	07-17-19	Thursday	08-01-19	Thursday	08-01-19
September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
November	Wednesday	10-23-19	Thursday	11-07-19	Thursday	11-07-19
December	Wednesday	11-20-19	Thursday	12-05-19	Thursday	12-05-19
January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior to** the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** for the Commission start at **6:30 P.M.** in the **East Conference Room** (adjacent to the auditorium) unless otherwise indicated. Use the rear northeast entrance to the Auditorium.

**Review Meetings** start at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review. Use the rear northeast entrance to the Auditorium.



# The Western Reserve Surveying Co.

4705 STATE ROAD  
CLEVELAND, OHIO 44109  
PHONE: 216 / 741-0110 741-3243  
FAX: 216 / 741-3926

A-3947-C1  
September 17, 2019

## LEGAL DESCRIPTION OF PARCEL "C"

Situated in The City of Lakewood, County of Cuyahoga and State of Ohio and known as being Parcel "C" in a Map of Consolidation for Springhill Storage NSC LLC recorded in AFN \_\_\_\_\_ of Cuyahoga County Records of part of Original Rockport Township Section No. 20 and more fully described as follows:

Beginning at a point in the centerline of Berea Road (60 feet wide) which is North  $62^{\circ}-06'-23''$  East a distance of 961.74 feet (measured along said centerline) from its intersection with the centerline of Lakewood Heights Boulevard (formerly Fisher Road) (60 feet wide) said point also being at the Southeast corner of a parcel of land conveyed to Lumin, LLC by deed recorded in AFN 200312160672 of Cuyahoga County Deed Records;

Thence North  $27^{\circ}-53'-37''$  West along the Southeasterly line of said parcel conveyed to Lumin, LLC, a distance of 474.43 feet to a point on the Southerly line of a parcel of land now owned by CSX, formerly The Lake Shore and Michigan Southern Railway Company by deed recorded in Volume 1327, Page 519 of Cuyahoga County Deed Records;

Thence by the arc of a curve bearing to the right and along the Southerly line of CSX: Radius = 5656.94 feet, Delta =  $4^{\circ}-19'-39''$ , Arc = 427.27 feet, Chord = 427.16 feet and Chord bearing North  $59^{\circ}-10'-42''$  East to a point at the Northwesterly corner of a parcel of land conveyed to North American Machinery Properties, Inc. By deed recorded in Volume 89-3975, Page 14 of Cuyahoga County Deed Records;

Thence South  $27^{\circ}-53'-37''$  East along the Westerly line of said parcel conveyed to North American Machinery Properties, Inc. 496.25 feet to a point in the centerline of Berea Road, as aforesaid;

Thence South  $62^{\circ}-06'-23''$  West along the centerline of Berea Road, as aforesaid, 426.61 feet to a point and place of beginning and containing 4.7796 acres of land according to a survey by The Western Reserve Surveying Company in September, 2019, be the same more or less but subject to all legal highways.



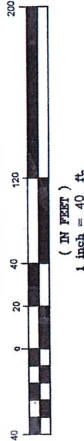
# MAP OF CONSOLIDATION FOR SPRINGHILL STORAGE NSC LLC

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ROCKPORT SECTION NO. 20.

**The Western Reserve Surveying Co.**

CLEVELAND, OHIO

GRAPHIC SCALE



## ACCEPTANCE:

I, THE UNDERSIGNED OWNER OF LAND SHOWN HEREON, DO ACCEPT THIS MAP OF CONSOLIDATION.

PRINT NAME \_\_\_\_\_ OWNER \_\_\_\_\_  
TITLE \_\_\_\_\_

COUNTY OF CUYAHOGA } S.S.

STATE OF OHIO }  
BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE,  
PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON  
WHO CAUTIONED THAT THEY HAD SIGNED THE FOREGOING INSTRUMENT  
AND THAT THE SAME IS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**APPROVALS:**  
THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAKEWOOD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CHAIRMAN \_\_\_\_\_ SECRETARY \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

THIS PLAT IS HEREBY APPROVED BY THE ENGINEER OF THE CITY OF LAKEWOOD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

CITY ENGINEER \_\_\_\_\_

PRINT NAME \_\_\_\_\_

DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND MONUMENTS WERE FOUND AS SHOWN. BEARINGS ARE TO AN ASSUMED MERIDIAN. \* INDICATES 5/8" IRON PIN WITH CAP SET UNLESS NOTED.

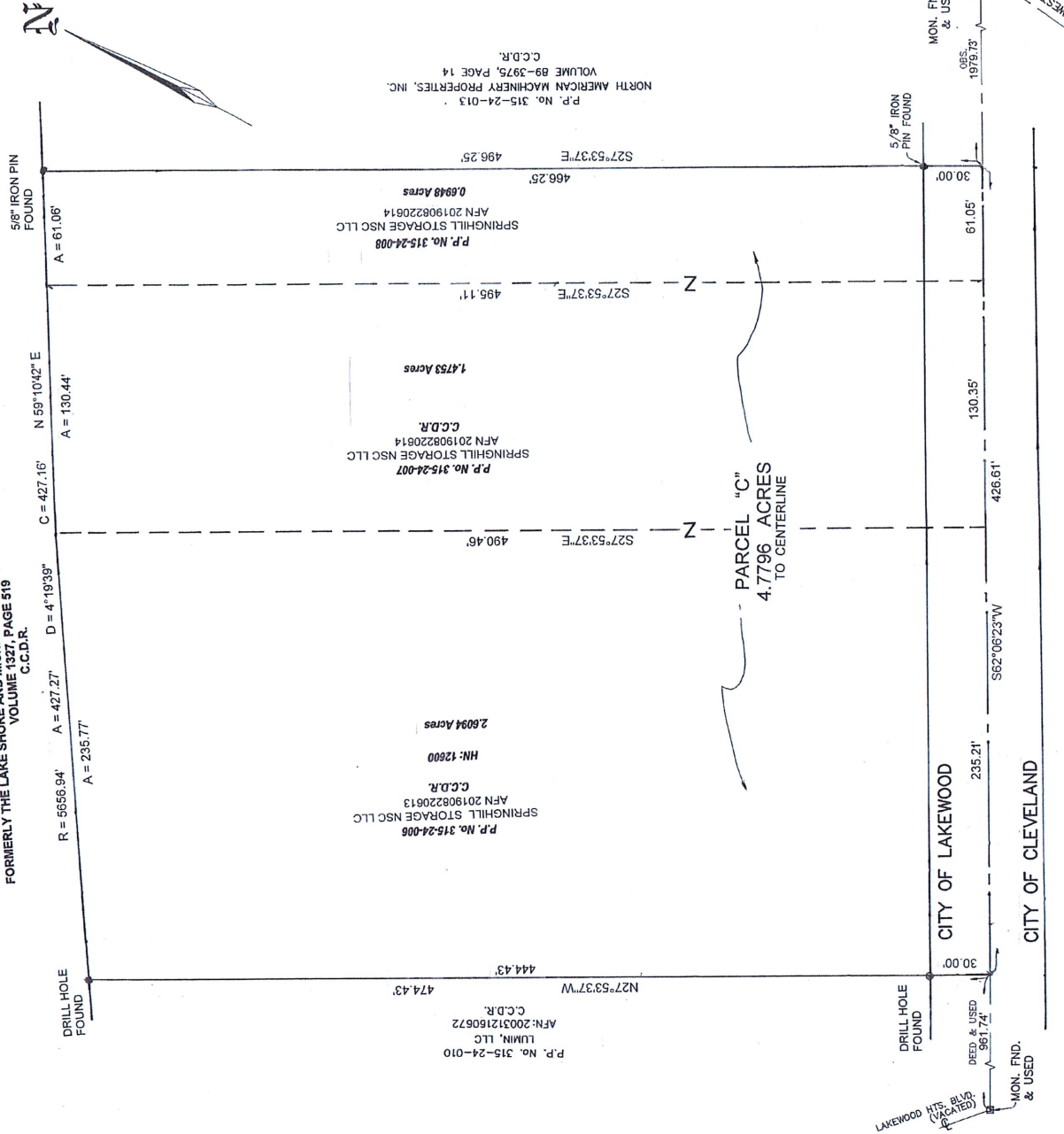


RICHARD F. HANTEL  
S-5129  
Phone: (216) 741-3243  
(216) 741-0110  
Fax: (216) 741-3926  
WESTERNRESERVE@OHIOSURVEYOR.COM

SEPTEMBER, 2019

BEREA ROAD 60 FT.

A-3947-C1



Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)  
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. 0119-000070  
DOCKET No. 11-30-19  
FEE PAID \_\_\_\_\_

**APPLICATION**  
**LAKEWOOD PLANNING COMMISSION**

Property Address 14503 Madison Avenue Business/Tenant Name St. Clement Church  
Property Owner Name Diocese of Cleveland Owner Phone (216) 226-5116  
Owner E-mail jworkman@dioceseofcleveland.org Zoning C-2/R-2 Parcel Number See Exhibit  
Project Summary PD request for a portion of the St. Clement campus currently zoned C-2 and R-2 to allow for the development of townhomes

**Late Applications Will Not Be Accepted.** (See calendar on page 2 for deadlines)

**ACTION REQUESTED** (Check all that apply)

- ☒ **Minor Sub-Division** – (Commercial \$200, Residential \$200, Planned Development \$500)  
☒ **Lot Consolidation/Lot Split** – (Commercial \$200, Residential \$200, Planned Development \$500)  
☒ **Planned Development** – (\$500)  
☒ **Similar Use** – (Commercial \$50, Residential \$25)  
☒ **Conditional Use** – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)  
☒ **Variance** – (Commercial \$50, Residential \$25)  
☒ **Parking Plan Review** – (\$150)

**Submission Requirements:**

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): Dru Siley Company Liberty Development Co.  
Applicant Address: 28045 Ranney Pkwy. Suite E. Westlake, Ohio 44145  
Phone: 216-892-1800 Fax: \_\_\_\_\_ E-mail: ds@liberty-development.com  
Signature: [Signature] Date: 010-22-2019

**OFFICE USE ONLY:** Application Reviewed and Accepted by: K. Milius Date: 10/23/19

File History: \_\_\_\_\_

Bldg. Dept. Remarks: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ORD. 17-17 SECTION 1156

10



### AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes   X   No

**Please Print or Type:**

Owner/Agent Name: Dru Siley  
Property Address: 14503 Madison Avenue  
Owner/Agent Phone: 440-892-1800  
Tenant Name Vacant Tenant Phone Vacant

\_\_\_\_\_  
Owner/Agent Signature

### 2019 Calendar Planning Commission

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August	Wednesday	07-17-19	Thursday	08-01-19	Thursday	08-01-19
September	Wednesday	08-21-19	Thursday	09-05-19	Thursday	09-05-19
October	Wednesday	09-18-19	Thursday	10-03-19	Thursday	10-03-19
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January	Wednesday	12-18-19	Thursday	01-02-20	Thursday	01-02-20

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**LIBERTY**  
DEVELOPMENT COMPANY

28045 Ranney Parkway, Suite E | Westlake, OH 44145  
p (440) 892-1800 | f (440) 892-1801

October 22<sup>nd</sup>, 2019

Lakewood Planning Commission  
City of Lakewood, Ohio  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**RE: 14503 Madison Avenue  
St. Clement Campus  
314-19-005, 314-19-008, 314-19-009, 314-19-010, 314-19-045, 314-19-046, 314-19-047,  
314-19-048, 314-19-049 and a portion of 314-19-006**

Dear Members of the Commission:

Liberty Development Company in partnership with St. Clement Parish is requesting approval of a Planned Development for a portion of the St. Clement campus to allow for the development of for-sale townhomes.

Planning Commission approved at its October 2019 meeting a lot split that along with other existing parcels creates the development site noted as Parcel 2 on the attached exhibit.

Please feel free to contact me at your convenience should you have any questions or require additional information.

Sincerely,

Dru Siley  
Vice President, Development  
440-892-1800 x111  
[ds@liberty-development.com](mailto:ds@liberty-development.com)





Diocese  
of  
Cleveland

Cathedral Square

OFFICE OF THE BISHOP

834/2019  
23 October 2019

Lakewood Planning Commission  
12650 Detroit Avenue  
Lakewood, OH 44107

RE: 14503 Madison Avenue  
Application for Planned Development and Design for a portion of St. Clement Campus  
Owner's Authorization

To Whom it May Concern-

The undersigned, representing both the legal owner (the Bishop of the Catholic Diocese of Cleveland as trustee for St. Clement Parish) and the beneficial owner (St. Clement Parish) of Permanent Parcel Number 314-19-008, 314-19-009, 314-19-010, 314-19-045, 314-19-046, 314-19-047, 314-19-048, 314-19-049 and 314-19-005 have granted Liberty Development Company permission to make application to the Planning Commission and Architectural Board of Review for the proposed residential redevelopment of these parcels.

Sincerely,

Most Rev. Nelson J. Perez  
Bishop of the Catholic Diocese of Cleveland

Fr. Joseph G. Workman  
Pastor of St. Clement Parish

Exhibit A

14503 Madison Avenue  
St. Clement Campus  
(Parcel 2)

314-19-005, 314-19-008, 314-19-009, 314-19-010, 314-19-045, 314-19-046, 314-19-047, 314-19-048,  
314-19-049 and a portion of 314-19-006





## St. Clement Townhomes Planned Development Zoning Summary

Maximum Density 16 units

Setbacks		Front	Side	Rear
Units 1-4	Bldg. Line Map		10 feet	NA
Units 5-15	10 feet	10 feet spacing between bldgs		32 feet
Unit 16	10 feet	18 feet to property line of adjacent existing home		32 feet

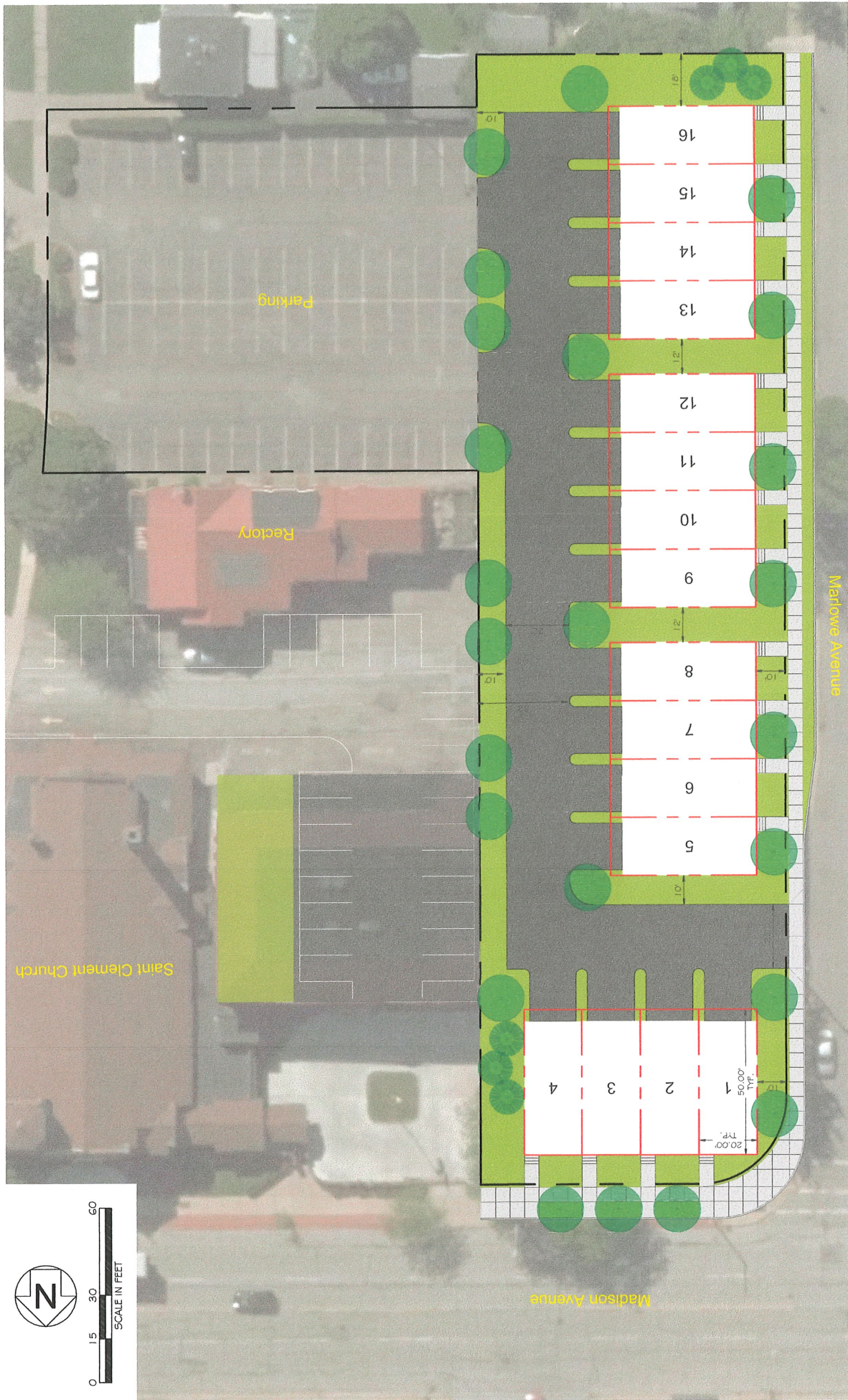
Unit Height 36 feet to the highest point of the roof

Landscape Buffer Minimum 10 feet along the east and south property lines

Parking 2 garage spots per unit and 1 additional guest spot provided on site

Fencing & Accessory structures shall follow the underlying R-2 zone district requirements or may be approved by the Commission as a revision to the final approved PD when appropriate.





# Townhome Concept

Lakewood, Ohio

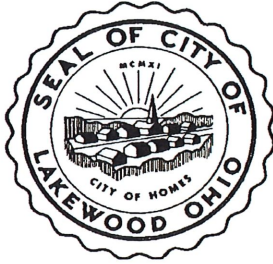


SP-01

DRAWN BY: CFF  
DATE: 22-OCT-2019

16





PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
www.onelakewood.com

November 7, 2019

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Communication: Outdoor Dining During Light Up Lakewood 2019 as Presented by  
Planning and Development Staff**

Dear Members of the Planning Commission:

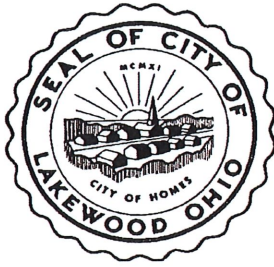
The City of Lakewood requests an exception to the Outdoor Dining Regulations in order to permit establishments with outdoor dining facilities within the event footprint to be open during Light Up Lakewood on December 7, 2019:

Chapter 1161.03 (t) (14) An Outdoor/Seasonal Dining Facility shall operate only between the hours of 11:00 a.m. and 10:00 p.m. Sunday through Thursday, 11:00 a.m. Friday to 1:00 a.m. Saturday and 11:00 a.m. Saturday to 1:00 a.m. Sunday, only between the months of April through and inclusive of October. The limitations set forth herein, and any additional limitations placed on hours of operation as may be determined by the Planning Commission, are designed to assure adequate peace, quiet and serenity in the evening and morning hours during which residents of the City are entitled to enjoy a period of rest and relaxation without intrusion from the possibilities of excessive noise and activity in adjacent areas.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Secretary



PLANNING COMMISSION

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
[www.onelakewood.com](http://www.onelakewood.com)

November 7, 2019

Planning Commission  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Communication: Resiliency Task Force**

Dear Members of the Planning Commission:

Alex Harnocz, Planner, City of Lakewood will provide an update from the Resiliency Task Force on the status of their public engagement efforts and progress toward a proposed update to the *Community Vision Master Plan*. Planning staff will detail the efforts of the Task Force since the last update and the status of deliverable which will be presented to the Commission in December 2019.

Sincerely,

*Katelyn Z. Milius*

Katelyn Milius, Planner  
Secretary